122.0	0008	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,229,800 /	1,229,800
USE VALUE:	1,229,800 /	1,229,800
ASSESSED:	1,229,800 /	1,229,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
7		MONADNOCK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KARHOHS KYLE
Owner 2:	ROSNER SONIA
Owner 3:	
Street 1:	7 MONADNOCK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NICHOLLS ROBERT E -
Owner 2:	-
Street 1:	7 MONADNOCK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Wood Shingle Exterior and 2883 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7057.000	661,300		568,500	1,229,800
Total Card	0.162	661,300		568,500	1,229,800
Total Parcel	0.162	661,300		568,500	1,229,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 426.57 | /Parcel: 426.57

Legal Description

User Acct
79140
GIS Ref
GIS Ref
Insp Date
01/12/16

Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 122.0-0008-0001.0

!9551!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	661,300	0	7,057.	568,500	1,229,800		Year end	12/23/2021
2021	101	FV	641,700	0	7,057.	568,500	1,210,200		Year End Roll	12/10/2020
2020	101	FV	641,700	0	7,057.	568,500	1,210,200	1,210,200	Year End Roll	12/18/2019
2019	101	FV	475,000	0	7,057.	600,100	1,075,100	1,075,100	Year End Roll	1/3/2019
2018	101	FV	475,000	0	7,057.	442,200	917,200	917,200	Year End Roll	12/20/2017
2017	101	FV	475,000	0	7,057.	423,200	898,200	898,200	Year End Roll	1/3/2017
2016	101	FV	527,400	0	7,057.	391,700	919,100	919,100	Year End	1/4/2016
2015	101	FV	506,800	0	7,057.	328,500	835,300	835,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:14:38

LAST REV

Date	Time
06/03/21	08:56:55
mmcmakin	

USER DEFINED

Prior Id # 1:	79140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9551

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NICHOLLS ROBERT	77708-397		5/6/2021		1,565,000	No	No		
	11986-719		4/26/1971		43,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2014	1733	New Wind	2,000					1 replacement wind
7/12/2011	697	Redo Kit	127,651					& REDO MBTH

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2016	Inspected	PT	Paul T
4/4/2012	Info Fm Prmt	BR	B Rossignol
12/9/2008	Meas/Inspect	345	PATRIOT
5/1/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	263	PATRIOT
7/27/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7057		Sq. Ft.	Site		0	90.	0.90	10									568,537						568,500	

Total AC/HA:	0.16201	Total SF/SM:	7057	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	568,537	Spl Credit		Total:	568,500

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.06555355
Const Adj.:	0.99989998
Adj $ / SQ:	138.508
Other Features:	124811
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	741385
Depreciation:	80070
Depreciated Total:	661315

COMMENTS

OF=SINK IN BMT. BMT RRM
FLOOR=SOFTWOOD OVER DIRT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4				Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

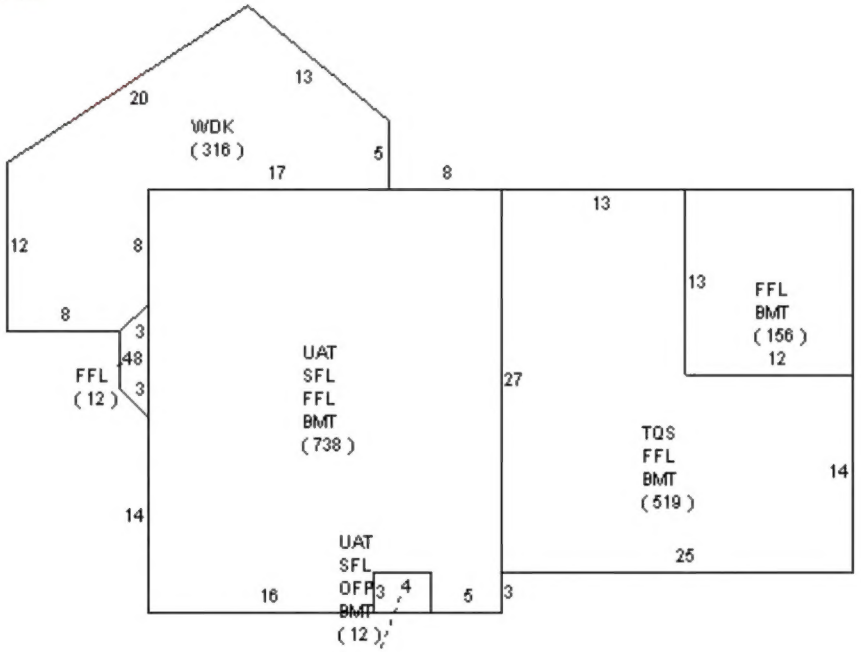
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	184.22
Special Features:	0	Val/Su Net:	148.04
Final Total:	661300	Val/Su SzAd	261.72

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,425	48.300	68,834
FFL	First Floor	1,425	138.510	197,374
SFL	Second Floor	712	138.510	98,687
TQS	3/4 Story	389	138.510	53,914
WDK	Deck	316	9.160	2,896
UAT	Upper Attic	188	55.400	10,388
OFP	Open Porch	12	44.000	528
	Net Sketched Area:	4,467	Total:	432,621
Size Ad	2526.7499	Gross Area	5197	FinArea 2883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 122.0-0008-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: